



ARIZONA BOARD OF APPRAISAL

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ARIZONA BOARD OF APPRAISAL

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RECEIVED

March 17, 2008

Timothy N. Morrison
77 E. Missouri
Ste. 19
Phoenix, Arizona 85012

Re: Board of Appraisal Case No. 2509

Dear Mr. Morrison:

*Randy
Clemson*
As you know, the Board received a complaint regarding an appraisal your trainee, ~~Theodore Wall~~, was to perform on vacant land located at Section 25, Township 28 North, Range 20 West, of the Gila and Salt River Base and Meridian, White Hills, Mohave County, Arizona on or about September 23, 2007. It was determined that in fact, Mr. Wall appraised the wrong property and that you were not present during this inspection.

In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, and the supporting work file. The Board finds that your appraisal development, supervisory practices and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP), 2006 edition, and rules promulgated by the Board with respect to the appraisal dated September 23, 2007.

Standards Rule 1-1(b); Standards Rule 2-1 (a) and Arizona Administrative Code R4-46-201(D)

Pursuant to Arizona Administrative Code (A.A.C.) R4-46-301 and the Board's Substantive Policy Statement #1, the Board considers these violations to amount to a Level II Violation. In lieu of further proceedings, and pursuant to Arizona Revised Statutes (A.R.S.) §32-3632(B) and A.A.C. R4-46-301(C), the Board is willing to resolve this matter with this letter of due diligence, if you agree to remedy these violations through exercising greater due diligence **by successfully completing a minimum of six (6) hours of mortgage fraud coursework and a minimum seven (7) hours in Supervisory Appraiser coursework. The courses must be completed within ninety (90) days from the date of this letter as shown on the first page of this letter.** A list of approved remedial and disciplinary education courses is on the Board's website for your convenience in locating the appropriate course(s). The education **may not** be used toward your continuing education requirements for renewal during your next licensing period. **A letter of due diligence is a disciplinary action and is a matter of public record in your Board file, and may be used in any future disciplinary proceeding.**

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By signing below, you acknowledge that you have read and understand this letter of due diligence. You have the right to consult with legal counsel regarding this matter, and have done so or choose not to do so.

By signing this letter of due diligence, you are voluntarily relinquishing your right to a formal hearing or judicial review in state or federal court with regard to the matters herein.

Upon signing this letter of due diligence and returning it to the Board, you may not revoke acceptance of this letter of due diligence. In addition, you may not make any modifications to this letter of due diligence. Any modifications to this letter of due diligence are ineffective and void unless mutually approved by you and the Board.

If any part of this letter of due diligence is later declared void or otherwise unenforceable, the remainder of the letter of due diligence in its entirety shall remain in force and effect.

If you fail to comply with the terms of this letter of due diligence, the Board shall properly institute proceedings for noncompliance, which may result in suspension, revocation, or other disciplinary and/or remedial actions. By signing this letter of due diligence, you agree that any violation of this letter of due diligence is a violation of A.R.S. § 32-3631(A)(8), which is willfully disregarding or violating any of the provisions of the Board's statutes or the rules of the Board for the administration and enforcement of its statutes.

If you agree to accept this letter of due diligence, please execute this document by your signature below. Please return the original signed document to the Board at 1400 W. Washington, Suite 360, Phoenix, Arizona 85007, on or before **April 1, 2008**. If you do not accept these terms or do not return this original document on or before the specified date, the Board may conduct further proceedings.

Sincerely,



Deborah G. Pearson
Executive Director

ACKNOWLEDGED AND AGREED



Timothy N. Morrison, Respondent

3/28/08

Date

c: Jeanne M. Galvin, Assistant Attorney General